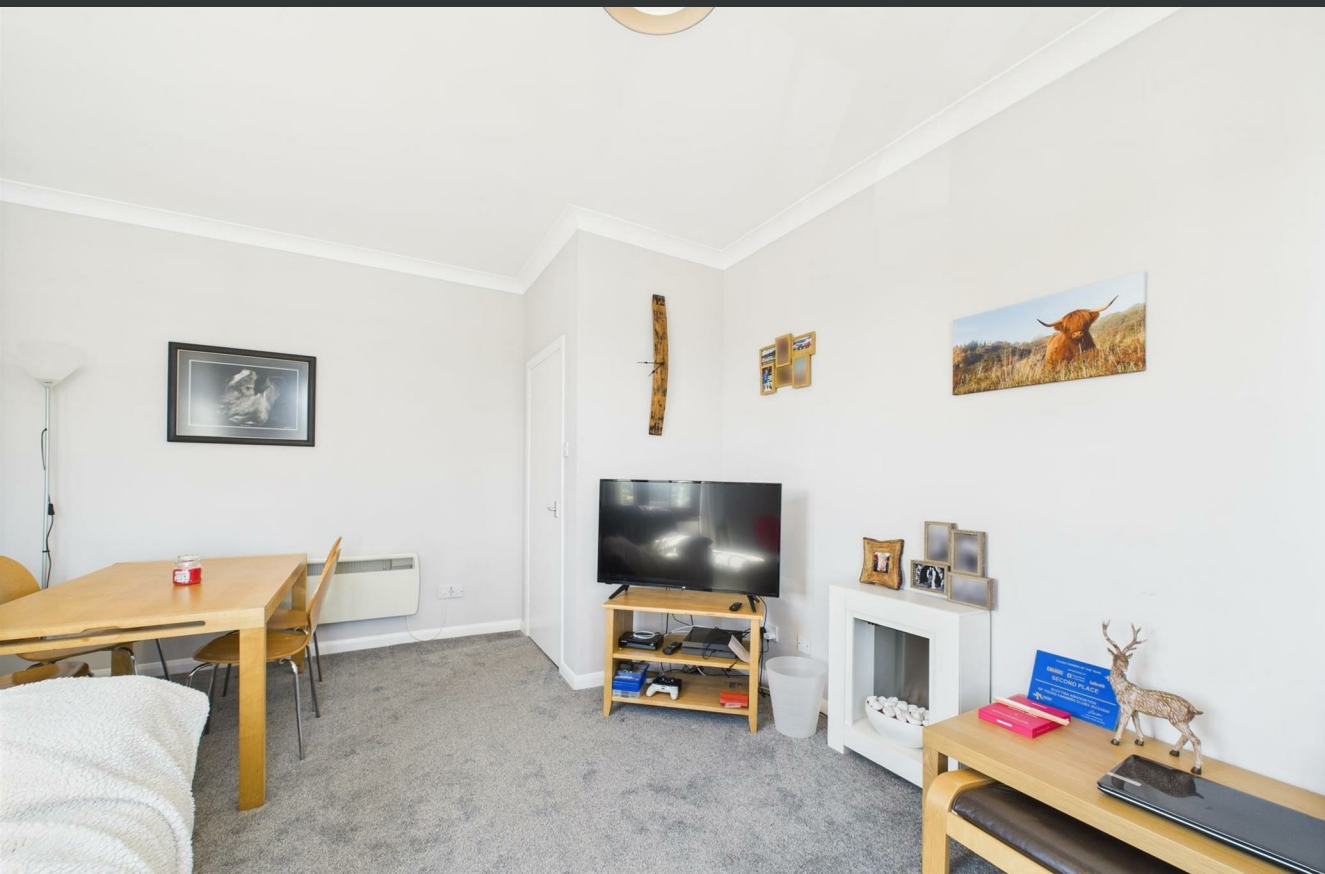




**1 Crown Court High Street, Auchterarder, PH3 1BJ**  
**Offers over £80,000**









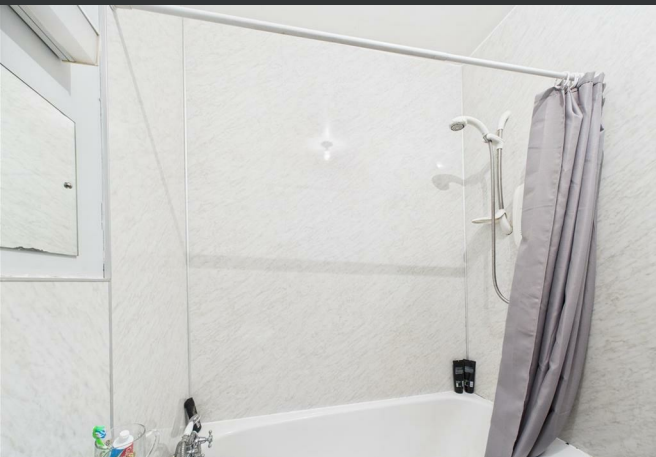
# 1 Crown Court High Street Auchterarder, PH3 1BJ

- First-floor one-bedroom apartment
- Modern kitchen with ample storage
- Contemporary bathroom with shower over bath
- Off-street residents' parking
- Ideal first-time buy or investment
- Spacious lounge/dining room with dual-aspect windows
- Bright double bedroom with fitted wardrobes
- Fresh neutral décor throughout
- Centrally located in Auchterarder
- Move-in-ready condition

Welcome to 1 Crown Court, a beautifully presented one-bedroom first-floor apartment set in the heart of the ever-popular town of Auchterarder. Offering an ideal first-time buy, downsize or buy-to-let opportunity, this property delivers comfort, style, and convenience in equal measure.

Step into a bright and spacious hallway that sets the tone for the rest of the home. The generous lounge/dining room benefits from dual-aspect windows that flood the space with natural light, offering lovely open views across the surrounding landscape. It's a perfect spot for relaxing or entertaining guests. The kitchen is modern and well-equipped, with sleek units and ample counter space, making it both functional and stylish. The double bedroom includes fitted mirrored wardrobes, providing plenty of storage while maintaining a minimalist feel. A clean and neutral bathroom with shower over bath completes the interior. Externally, residents enjoy off-street parking and a quiet yet central location just off the High Street, with amenities and transport links right on the doorstep. With neutral décor throughout, this move-in-ready apartment is the perfect base for enjoying Auchterarder's blend of town charm and countryside surroundings.

Offers over £80,000





## Location

Located on Auchterarder's charming High Street, 1 Crown Court offers immediate access to a wide range of independent shops, cafes, and everyday amenities. The town is well-known for its sense of community and proximity to the world-renowned Gleneagles Hotel and Golf Resort. Excellent transport links include nearby motorway access to Perth, Stirling, and Glasgow, as well as a train station with connections to major cities. For lovers of the outdoors, the surrounding countryside provides opportunities for walking, cycling, and exploring. Whether you're commuting, retiring, or investing, this location delivers a superb balance of tranquillity and convenience.





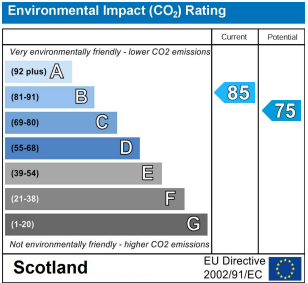
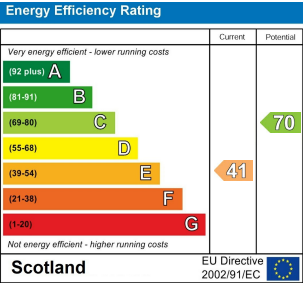
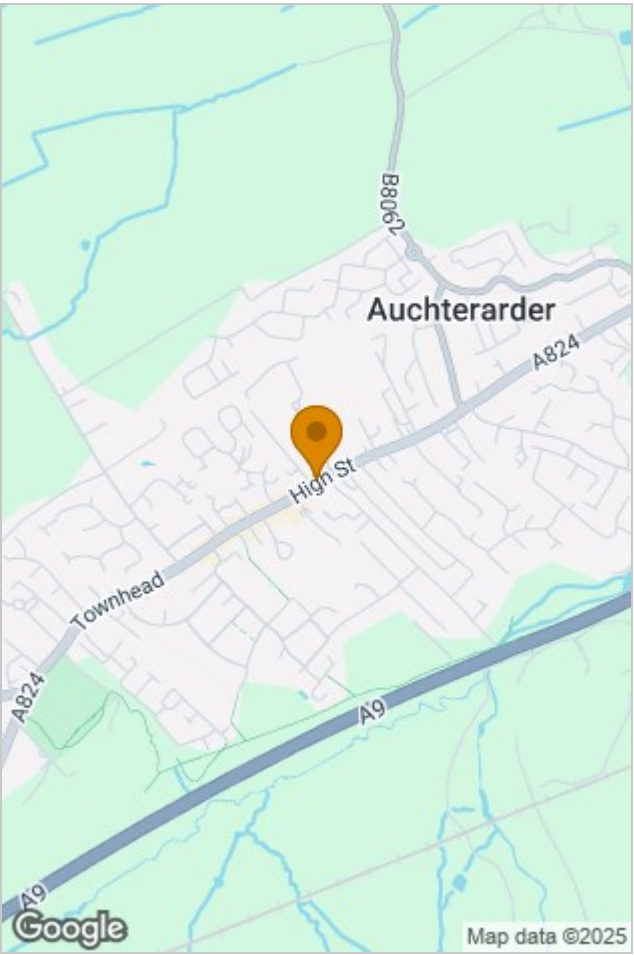
Hillcrest  
Residents  
Parking  
Only

KEEP CLEAR

THE WOLFE

HOTEL





**Viewing**  
Please contact our Perth Office on 01738 260 035  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.